

D-R-A-F-T
COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD

Meeting Minutes

Tuesday, December 22, 2009 at 5:30 p.m.

Stillwater County Annex, 809 E 4th Avenue N, Suite C

Members Present: Ed Viig (Chair), Rod Fink (Vice-Chair), Ron Barndt, Dennis Holten, Jeanne Kienitz, Webb Mandeville, Don Parks, Jeff Ruffatto, and Susie Schreiner.

Guests: Russ Gomke, Pat Davies, and Mac Fogelsong, all with Sanderson Stewart; and Tim Russell, Stillwater Community Hospital.

Staff Present: Forrest Mandeville and Marissa Plumb

I. CALL TO ORDER

Chairman Ed called the meeting to order at 5:30 p.m..

II. PREVIOUS MEETING MINUTES

Dennis made the motion to approve the minutes of the November 24, 2009 meeting. Susie seconded; with all in favor motion carried.

III. NEW BUSINESS

A. Zoning Change Request for SCH Subdivision and Zoning Amendments-Public Hearing. After Chairman Ed opened the meeting to the public, Mac addressed the Board regarding the zone change needed for the hospital to move forward. As stated in last month's Board meeting, the new site where the Hospital is to be built is currently zoned R2 which has building restrictions that do not coincide with the building plans for the new hospital. The engineers from Sanderson Stewart and the hospital need the zone changed to Residential Professional (RP) to allow for the building of the new hospital. Refer to Town of Columbus' zoning ordinances for specific guidelines. Dennis stated that the zoning ordinances do need updating because it was established in the early 1990's and were established to suit the building needs then. The building needs have changed in the Town and the zoning ordinances do not reflect that. The recommended amendments to the RP zone were discussed (see attached). Dennis motioned to recommend the zone change from R2 to RP and the amendment to the RP zone be approved to the Town Council. Rod seconded; with all in favor motioned carried.

B. SCH Subdivision. Mac spoke to the Board regarding the SCH subdivision which will include Lots 1 and 2. Currently the only lot being developed is Lot 1. Lot 2 will remain undeveloped for now. Sanderson Stewart agrees with the recommendations one through nine that have been made by the Planning Staff, but they do have issues with number ten. Refer to attached recommendations. Russ, the traffic impact engineer with Sanderson Stewart, told the Board that during peak hours, meaning around 5 p.m. Monday through Friday, will only have an

effect on the intersection of 8th Avenue by Town Pump increasing travel by 2 percent. Currently that intersection is classified as “B” intersection which is a normally functioning intersection as it stands right now. Engineers use an alphabetical scale to determine the traffic and functionality at an intersection. For example, Russ stated that a “D” intersection would be a non-functioning high volume intersection and right now 8th Avenue is a “B” intersection with a long way to go to become a “D” intersection.

The Board voiced concern regarding the emergency vehicles trying to get to the hospital on 8th Avenue. Dennis explained to the Board that the Town is aware that Town Pump needs to improve the truck traffic at the pumps so it doesn’t cause a back up onto 8th Street. The Town is trying to get Town Pump to improve the flow of trucks but so far has been unsuccessful in getting them to cooperate. Currently Interstate Engineering is assisting Town Pump with a resolution to the truck traffic issue.

Mac also informed the Board that 11th Street will be widened to accommodate parking on both sides of the street in front of the hospital. Pat addressed the issues regarding drainage. He said there will be detention areas that will have a pump draining water where it will not change the amount of drainage after the ground is developed. The drainage detention areas will be covered with grass and will blend into the landscape.

Questions arose regarding Lot 2 and the maintenance that may be required even if it is a vacant lot. The hospital said they take responsibility for maintaining Lot 2. In addition, they have already signed a weed management agreement with the Stillwater County Weed Department to aid in the prevention of spreading noxious weeds that are currently on the property.

Webb had questions regarding the possibility of the extension of 8th Avenue. Dennis explained that the extension of 8th Avenue may not be the way to go in the future. He also mentioned that the extension of 4th Avenue may be a better solution for increased traffic rather than 8th Avenue. Even if 8th Avenue is not extended in the future, the engineers did make that road wide enough to be in accordance with Town’s standards.

The Board agreed that number nine on the recommendations need to be worded differently. The Board decided to remove “[...] Public Works Department if and [...]”. Refer to recommendations. Also decided was that number ten be removed. It was the opinion of the Board that the location and projected traffic of the new hospital doesn’t affect the traffic enough to make them pay traffic impact fees. Ron motioned to recommend to the Town Council SCH Subdivision be approved subject to the conditions as amended. Jeanne seconded; with all in favor motion carried.

IV. UNFINISHED BUSINESS

Any unfinished business will be discussed at the January meeting.

V. OTHER

A. Hospital Signage. Dennis wanted to make sure that the hospital has plans for adequate signage around town and also signage by the hospital. Tim responded by saying the hospital will have adequate signage and the Town wasn’t responsible for that.

B. Drainage on Lot 2. Dennis also brought up the drainage on lot 2 needs to be dealt with. Tim said that those details will be worked out before the final plat is submitted.

VI. ADJOURN

With no more business, Jeff made the motion to adjourn. Webb seconded; with all in favor motion carried.

The meeting was adjourned at 6:54 p.m..

The next regular meeting date is January 26, 2009 at 5:30 p.m. and held at the Stillwater County Annex Planning Department.

Marissa Plumb
Administrative Assistant